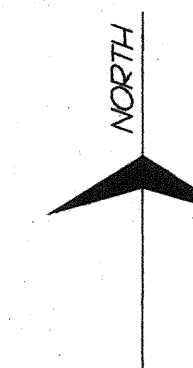


LOCATION MAP
N.T.S.



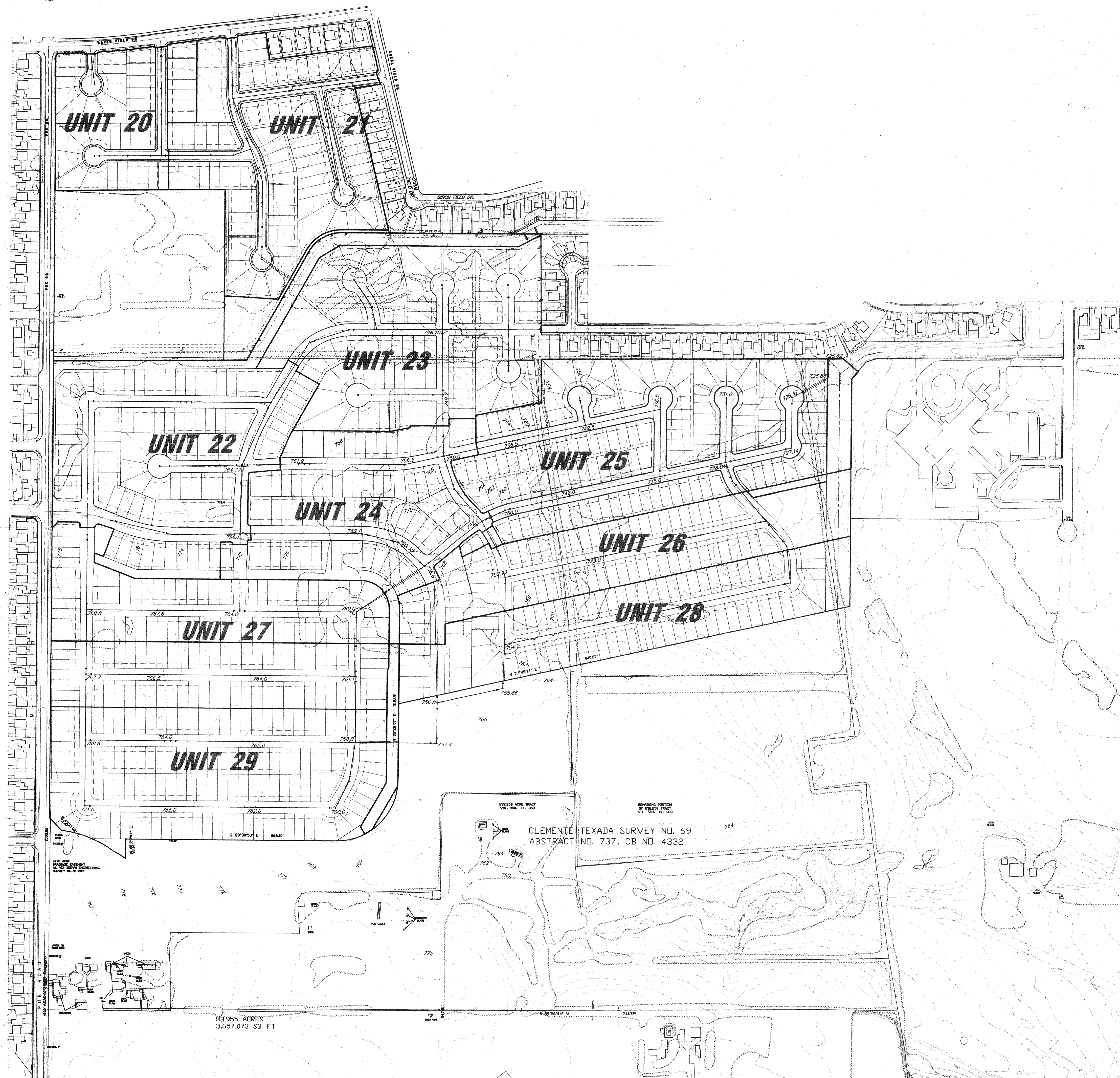
SCALE: 1" = 200'

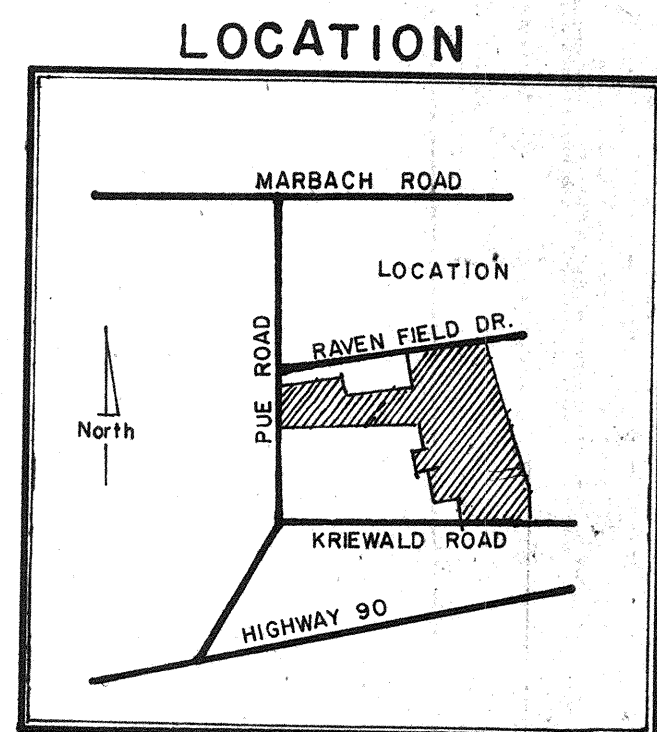
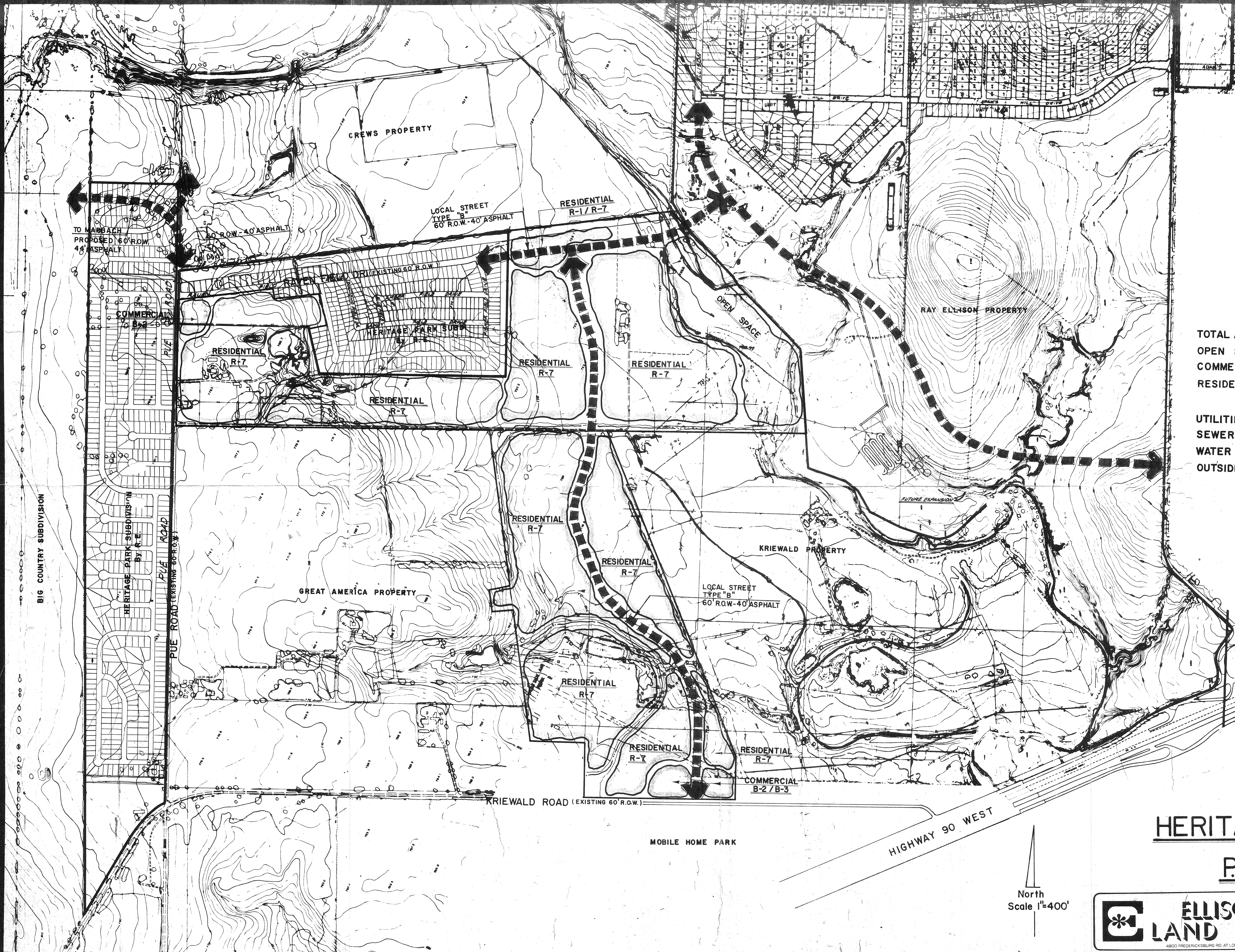
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 NOV 27 PM 3:39

For Ref. use only
msh

POZNECKI • CAMARILLO and ASSOC., INC.
ENGINEERING SUITE 280 SURVEYING SAN ANTONIO, TEXAS 78229 PLANNING 210/348-3273
1803 BARCOCK ROAD

KB HOME LONE STAR, L.P.		JOB NO. 00044
HERITAGE PARK		DATE: AUGUST, 2002
MASTER SEWER PLAN		DWN BY: J.L.D.
#4		CHKD BY: AMQ
		DWG FILE: 00044-SEWER-M
		SHEET NO.
		1 OF 1





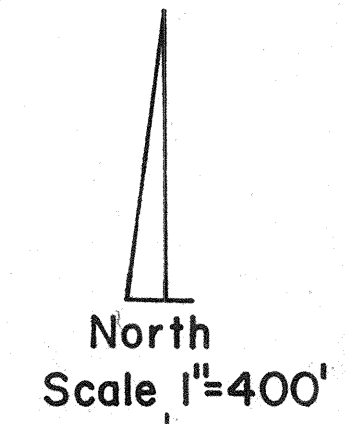
TOTAL ACRES	306.0 Ac.
OPEN SPACE	28.0 Ac.
COMMERCIAL LAND	9.0 Ac.
RESIDENTIAL LAND	269.0 Ac.

UTILITIES
SEWER - LACKLAND CITY WATER CO.
WATER - LACKLAND CITY WATER CO.
OUTSIDE CITY OF SAN ANTONIO

DATE: 5/28/86

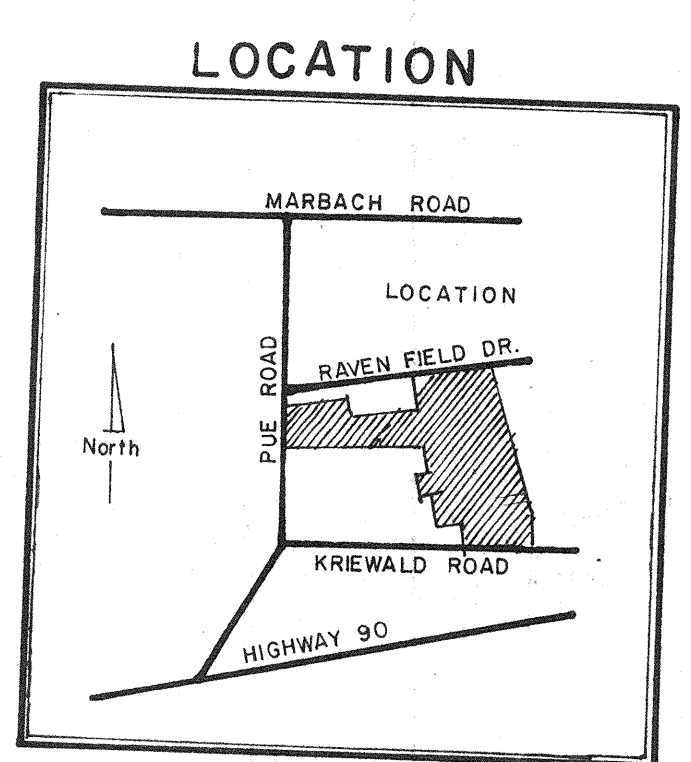
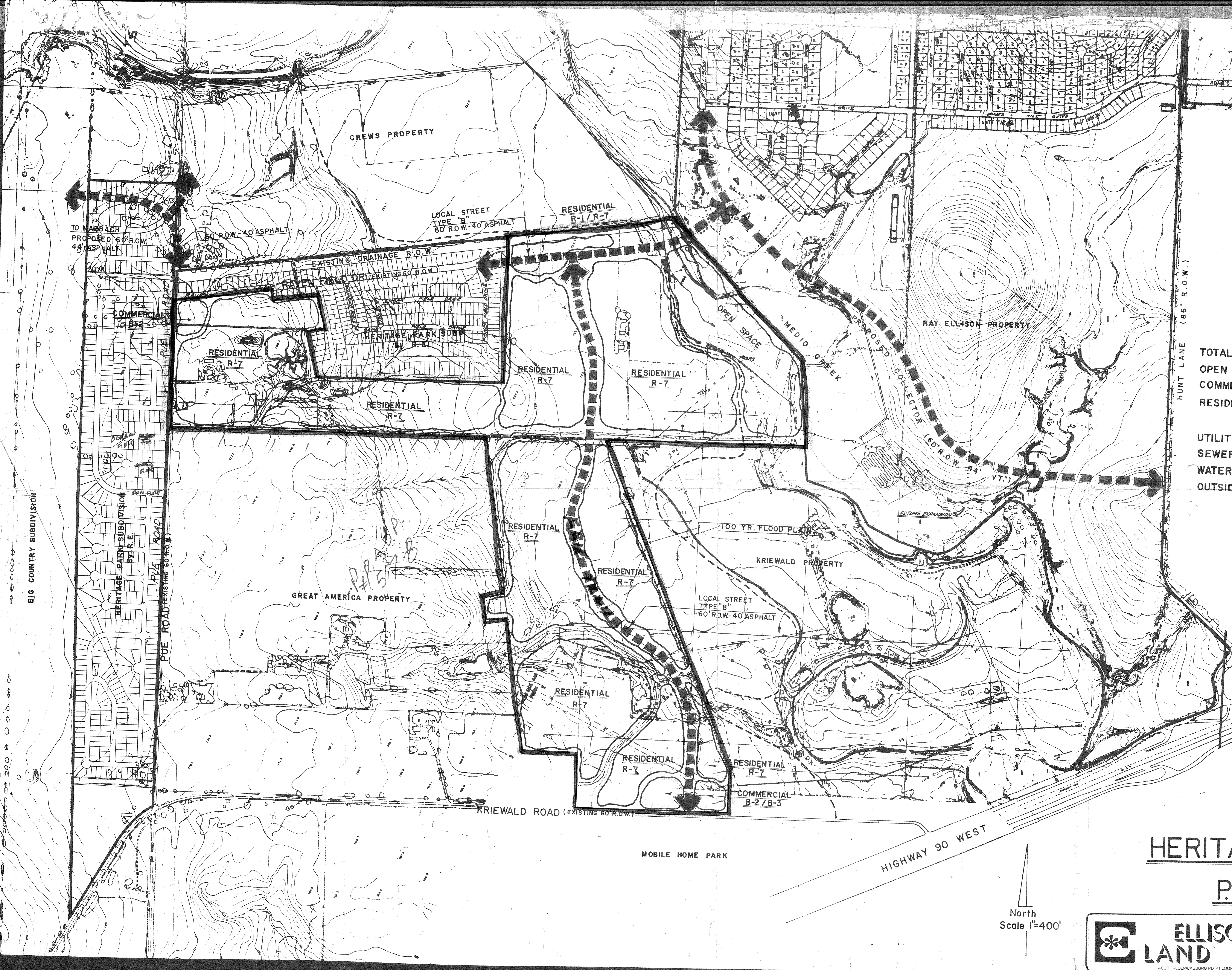
HERITAGE PARK

P.O.A.D.P.



ELLISON INDUSTRIES
LAND PLANNING DEPT.

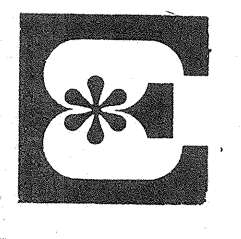
4800 FREDERICKSBURG RD. AT LOOP 410 • P.O. BOX 5250 BEACON HILL STA. • SAN ANTONIO, TEXAS 78201 • (512) 348-1111



TOTAL ACRES	306.0 Ac.
OPEN SPACE	28.0 Ac.
COMMERCIAL LAND	9.0 Ac.
RESIDENTIAL LAND	269.0 Ac.
UTILITIES	RECEIVED
SEWER - LACKLAND CITY WATER CO.	
WATER - LACKLAND CITY WATER CO.	
OUTSIDE CITY OF SAN ANTONIO	

#4
HERITAGE PARK
P.O.A.D.P. 3/24/86

North
Scale 1"=400'



ELLISON INDUSTRIES
LAND PLANNING DEPT.

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

INFORMATION SHEET FOR
P.O.A.D.P.

FILE NO. 83-09-57-82

HERITAGE PARK.

(To be assigned by the Planning Dept.).

ELLISON INDUSTRIES
NAME OF DEVELOPER/SUBDIVISION

4800 FREDERICKSBURG RD.
ADDRESS 78201

349-1111
PHONE NO.

CASTELLA & ASSOC.
NAME OF CONSULTANT

1039 W. HILDEBRAND
ADDRESS

734-5351
PHONE NO.

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE _____

EXISTING ZONING (If Applicable) O.C.L.

PROPOSED WATER SERVICE

- () City Water Board
(☒) Other District LACKLAND CITY
() Water Wells Name WATER CO.

PROPOSED LAND USE

- (☒) Single Family
() Multi Family
() Business
() Industrial

PROPOSED SEWER SERVICE

- () City of San Antonio
(☒) Other System LACKLAND CITY
() Septic Tank(s) Name WATER CO.

DUPLICATE

(The space below is to be completed by the Department of Planning Staff).

DATE FILED MAR. 29, 1983

REVISIONS FILED JAN 28, 1985
(if applicable)

ONE DATE OF RESPONSE APRIL 26, 1983
(within 20 days of receipt).

DATE OF RESPONSE _____
(within 15 days of receipt).

SEPT. 1984

(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

D. INFORMATION REQUESTED. THE POADP, and an overview of the developer's projected land use, shall include, at least the following information.

- 1 (a) perimeter property lines;
1 (b) name of the plan and the subdivisions;
1 (c) scale;
1 (d) proposed land use(s) by location and type;
1 (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (side-walks, lanes, paths, etc.)
(f) the proposed source and type of sewage disposal and water supply;
1 (g) contour lines at no greater than ten (10) foot intervals;
(h) projected sequence of phasing;
O.C.L. (i) existing and/or proposed zoning classification(s);
(j) known ownership and proposed development of adjacent undeveloped land; and
✓ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DRAFT

Revised copy to traffic, transportation & Data 2.5.85



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

June 2, 1986

Mr. Herbert Quiroga
4800 Fredericksburg Road
San Antonio, Texas 78201

RE: Heritage Park POADP
File #83-09-57-82 (Revised May 28, 1986)

Dear Mr. Quiroga:

This is to inform you that the POADP committee has reviewed and accepted your plan of Heritage Park.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

M C O'Neal
Michael C. O'Neal
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.



CITY OF SAN ANTONIO

P. O. BOX 1066
SAN ANTONIO, TEXAS 78205

April 7, 1986

Mr. Herbert Quiroga
4800 Fredericksburg Road
San Antonio, Texas 78201

RE: Heritage Park POADP
File #83-09-57-82
(Revised March 24, 1986)

Dear Mr. Quiroga:

The POADP committee has reviewed and accepted your revised plan for Heritage Park.

Please note that this action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions regarding this matter, please contact Roy Ramos or Edward Guzman at 299-7900.

Sincerely,

Michael C. O'Neal
Michael C. O'Neal
Planning Administrator
Dept. of Planning

sm

Encl.



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

January 18, 1985

Mr. Herb Quiroga
Vice President
Ellison Industries
P.O. Box 5250
San Antonio, Texas 78201

Dear Mr. Quiroga:

Herewith, returned are four (4) copies of the revised POADP for the Heritage Park Development as submitted for review. One copy has been retained for our records. The amended scheme is being returned due to lack of certain information required by Chapter 36 of the City Code. A copy of the applicable section is enclosed for your information.

In order for the staff to properly evaluate the revised plan, it will be necessary to update the overall proposal. In addition to the new area planned for development, the POADP must reflect the design for the entire development including the area for which plats have been approved to include all data required by Sec. 36-20.

Although a portion of the proposal was reviewed in April of 1983, an important issue addressed in our review has not been resolved. The matter involves the need for stub streets. Attached is a copy of our initial response. According to our records, plats approved in the area do not provide for the stub streets as requested.

The requirement for a revised POADP stems from the submission of the plat for Heritage Park Estates, Unit-6. Please note that the plat will not be considered filed until the staff has reviewed the revised POADP with all of the required information. Upon the filing of the requested information, we will make every effort to review the revision as expeditiously as possible.

Thank you for your cooperation. If you have any questions regarding this matter, please do not hesitate to call my office.

Sincerely,

Michael C. O'Neal
Chief, Current Planning Division
Department of Planning

*Ellison submitted info. however it
still lacks info requested.*

MCO/EG/sm



CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78205

April 12, 1983

Ellison Industries
Attn: Mr. Herb Quiroga
4800 Fredericksburg Road
San Antonio, Texas 78201

Dear Mr. Quiroga:

This is to inform you that a joint review of the P.O.A.D.P. for Heritage Park (File #83-09-57-82) has been conducted by Planning and Traffic Engineering staff. Said review concludes that the P.O.A.D.P. as submitted is in general compliance with Chapter 36.

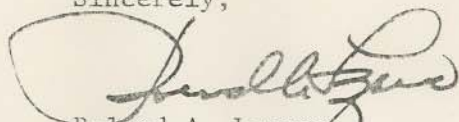
However, it is recommended that stub streets be provided to the east and south of the proposed development as provided for by Sec. 36-10(C) of Chapter 36. This would facilitate future development of adjacent properties and preclude any potential landlock situations. In addition, Pue Road appears to be of substandard width. Therefore, consideration should be given to provide the appropriate dedication for future street widening, in order to upgrade it to a standard width in accordance with Chapter 36. Further, as you know, there is pending litigation involving the adjacent property to the north of your proposed development. The issue under litigation is that of the alledged drainage impact on properties in the general vicinity of Heritage Park. It is imperative that careful attention be given to this matter in order to resolve the alledged drainage problem.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,



Roland A. Lozano
Director of Planning

cc: Gene Dawson, Pape-Dawson Engineers

1603 BABCOCK ROAD SUITE 260, SAN ANTONIO, TEXAS 78229 210/349-3273

TRANSMITTAL LETTER

COMPANY: Planning Department

ATTN: Michael Herrera

ADDRESS 3rd Floor, Mun. Plaza Bldg.

PH# 210-207-7038

FAX# _____

JOB NO.: 00044-24

DATE: 11/26/02

PROJECT: Heritage Park, Unit 24

RE: Plat No. 020233

If enclosures are not as noted, please inform us immediately.
If checked below, please:

☒ Acknowledge receipt of enclosures.

☐ Return enclosures to us.

FILE:

☐ Design

☐ Contract

☐ Construction

☐ Survey

☒ Plat

WE TRANSMIT: ☒ herewith ☐ under separate cover via _____ the following:

- ☒ Drawings
☐ Specifications
☐ Change Order

- ☐ Pay Estimate
☐ Shop Drawings
☐ Plat

- ☐ Field Notes
☐ Copy of Letter
☐ _____

COPIES	DATE	REV. NO.	DESCRIPTION
1			Master Plan of Heritage Park (Showing Unit 24 as requested)

FOR YOUR:

- ☐ Approval
☒ For your use
☒ As requested
☐ For review and comment

- ☐ Approved as submitted
☐ Returned for corrections
☐ Approved as noted

- ☐ Resubmit _____ copies for approval
☐ Submit _____ copies for distribution
☐ Return _____ corrected prints

☐ FOR BIDS DUE _____

☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Please provide L.O.C. as soon as possible, as I need to get the plat approved this month. Thank You.

COPIES TO:

with enclosures:

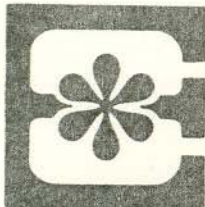
☐
☐
☐

BY:
RECEIVED BY:

Abe Osio

[Handwritten signature]

02 NOV 27 PM 3:39
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING



RAY ELLISON HOMES ■ RAY ELLISON DEVELOPMENTS ■ RICHMOND LUMBER CO. ■ LACKLAND CITY WATER CO.



ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXA 78201 (512) 348-1111

April 11, 1988

Mr. Roy Ramos
City of San Antonio
Planning Dept.
P. O. Box 9066
San Antonio, Texas 78285

Dear Mr. Ramos:

In response to our telephone conversation and your request, the active subdivisions, with accepted and completed P.O.A.O.P.'s are as follows:

File #

231 ✓	Braun Road	86-09-61-48
178 ✓	Bandera & Guilbeau	85-11-64-42
165 ✓	Classen Road	83-18-63-68
145 ✓	Greenway	85-19-53-68
5 ✓	Heritage N. W.	83-10-58-22
4 ✓	Heritage Park	83-09-57-82
39 ✓	Miller's Point (Camelot)	83-21-61-02
183 ✓	Parkwood-HUNTER'S CHASE	85-11-62-02
2 ✓	Seven Oaks (Eden)	83-63-20
13 ✓	Sky Harbour	83-12-54-24
62 ✓	Sunrise	83-20-59-02
235 ✓	Tangelwood (Babcock Place)	86-12-62-46
223 ✓	Timber Ridge	86-11-59-04
10 ✓	Ventura	86-21-60-26
193 ✓	Ventura S. of 78	85-21-59-26
275 ✓	Village West	275
12 ✓	Vista	83-19-64-62

We request that the above subdivisions be kept in your active files. An update will be submitted if, in the future, there is a revision in the development of a subdivision.

Thank you for your cooperation, I remain,

Respectfully,

RAY ELLISON INDUSTRIES, INC.


OSCAR V. DOMINGUEZ
LAND PLANNER

OD/yk

RECEIVED
1988 APR 20 AM 9:25
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION



RAY ELLISON HOMES ■ RAY ELLISON DEVELOPMENTS ■ RICHMOND LUMBER CO. ■ LACKLAND CITY WATER CO.



ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

RECEIVED

FEB 25 1986

DEPARTMENT OF PLANNING
Subdivision Section

February 24, 1986

Mr. Mike O'Neal
Planning Administrator
Department of Planning
City of San Antonio
P. O. Box 9066
San Antonio, Texas 78285

Dear Mr. O'Neal:

Enclosed is a revised P.O.A.D.P. for our Heritage Park master development plan.

Please review this plan, and let me know if you have any questions.

Sincerely,

HERB QUIROGA
LAND PLANNING

HQ/yk
enc.



RAY ELLISON HOMES ■ RAY ELLISON DEVELOPMENTS ■ RICHMOND LUMBER CO. ■ LACKLAND CITY WATER CO.



ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

May 27, 1986

Mr. Mike O'Neal
Planning Administrator
Department of Planning
City of San Antonio
P.O. Box 9066
San Antonio, Texas 78285

Dear Mr. O'Neal:

The attached plat is a revised P.O.A.D.P. for our
Heritage Park development, off Pue Rd.

Please review this plan and let me know if you have
any questions.

Sincerely,

Herb Quiroga
Vice President

HQ/ck

Encls.

CITY OF SAN ANTONIO

Intradepartment Correspondence Sheet

TO: _____

FROM: _____

COPIES TO: _____

SUBJECT: _____

Date _____

- ① Replied 3/20/86
- ② approved 4/4/86
- ③ Resubmitted on 5/28/86